

Minutes of the Special Called Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Thursday, September 22, 2011, 4:30 PM
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis R. Phillips

Alderman Valerie Joh

Alderman Benjamin K. Mallicote

(arrived after roll call/ left at 5:45 p.m.)

Alderman Mike McIntire

Vice-Mayor Tom C. Parham

Alderman Tom Segelhorst

Alderman Jantry Shupe

City Administration

John G. Campbell, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:30 p.m. by Mayor Phillips.

2. **ROLL CALL:** By City Recorder Demming.

3. **WORK SESSION TICKLER.** Mayor Phillips commented on the progress of the Welcome Center. He then asked for an update on the new fire station, noting he had received a call from a citizen in that area regarding the effect on his home owners insurance. City Manager provided details on the timeline of the fire station project and the reason for delays. Mayor Phillips requested a complete status report on this project at the next work session. Alderman Joh pointed out the new round-about opened today, stating she had heard several positive comments. Mayor Phillips relayed to the Board that Diane Clayton, who was given the option to buy the lot on Clinchfield Street, has asked for a 30 day extension on the closing. City Attorney Billingsley explained there was an issue with a protest from another franchisee, noting an entire process that had to be followed, and stated he would put it on the next meeting's agenda. Assistant to the City Manager Chris McCartt confirmed for Alderman Joh that landscaping at the Farmer's Market would be done by the same company who did the parking garage and the round-about. Vice-Mayor Parham commented on an easement issue for the Greenbelt.

4. **KPD BLOTTER FUNCTIONS.** Corporal Tom Wayt provided details on this item giving a brief overview on this new tool that strengthens the connection between the public and the police department. The blotter provides information on police activity, crimes in certain areas, BOLO (Be On the Look Out) information and a monthly newsletter. The blotter is a result of citizen input and allows the police department to be more proactive and progressive.

5. **REVIEW OF AGENDA ITEMS ON THE SEPTEMBER 23, 2011 REGULAR BUSINESS MEETING AGENDA.** City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

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NOTE: To accommodate representatives in the audience, Items VI.D.2, VI.D.5, VI.D.6 and VI.D.8 were discussed, out of order, at this time.

VI.D.2 Consideration of a Resolution Authorizing the Mayor to Execute a Contract to Engage the Firm of Brown, Edwards and Company, LLP to Audit the Records and Accounts of the City of Kingsport for the Fiscal Year Ending June 30, 2012 with Expected Annual Renewals for Fiscal Years 2013, 2014, 2015, and 2016 (AF: 249-2011). City Recorder Demming provided details on this item, noting the same firm has been used for the last 13 years. A request for proposals was sent out, targeting 10 firms and three responded. Although all three firms were adequately qualified, the proposal from Brown, Edward and Company showed a significant monetary savings over a five year period. Alderman Mallicote commented on the proposed building addition by Blackburn, Childers and Steagall, noting the gain in property taxes did not outweigh the additional costs of their proposal. He further stated the auditor selection committee unanimously recommended Brown, Edwards and Company.

VI.D.5 Consideration of a Resolution Approving the Donation of Property to the Industrial Development Board (AF: 258-2011). City Manager Campbell gave a presentation on this item, stating the City of Kingsport had a unique opportunity to be on the front end of a growing industry in Tennessee and enhance the Meadowview Executive Conference Center in regards to a winery. He further discussed several advantages, noting it would be open for tours and would not interfere with the convention center activities. The Visitors Enhancement Board has offered to contribute \$150,000 towards this project. The Kingsport Economic Development Board will facilitate the lease agreement with Reedy Creek Cellars. The property must be donated by the City to initiate this process. Mayor Phillips commended City Attorney Billingsley for his efforts on this project. Michael Reedy also commented on this item and answered questions. Some discussion followed.

VI.D.6 Consideration of a Resolution Approving a Lease to Reedy Creek Cellars for a Small Room in the MeadowView Executive Conference Center (AF: 259-2011). See Item VI.D.5.

VI.D.8 Consideration of a Resolution Authorizing Improvements to Create a Meeting Room in an Unimproved Room in the MeadowView Executive Conference Center (AF: 260-2011). See Item VI.D.5.

(NOTE: Alderman Mallicote left the meeting at 5:45 p.m.)

Mayor Phillips noted the attendance of Gabe Watson, a boy scout working on his citizenship badge.

VI.AA.1 Public Hearing for the Proposed Stormwater Annual Compliance Report and Approve Resolution Authorizing the Mayor to Execute the Document (AF: 228-2011). City Stormwater Engineer Dan Wankel gave a brief update on this item.

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VI.B.2 Consideration of an Ordinance to Appropriate Additional Funds to KEDB Façade and Redevelopment Funds and Authorize the City Manager to Expend Such Funds, as Needed (AF: 255-2011). City Manager Campbell provided details on this item.

VI.B.3 Consideration of an Ordinance Authorizing the Mayor to Approve Bids Under Certain Conditions and to Execute Contracts for the Aquatics Center Project (AF: 257-2011). This agenda item was pulled.

VI.B.4 Consideration of an Ordinance Appropriating Funds from the General Fund Undesignated Fund Balance to the Aquatic Center Phase II (AF: 251-2011). City Manager Campbell explained this was a general resolution and that another resolution would be coming before the Board at a later time. City Recorder Demming provided further information on the details of this item. Mayor Phillips commented that an effort would be made to raise private funds to reduce the City's expense.

VI.D.7 Consideration of a Resolution to Express the Official Intent of the City of Kingsport that Certain Expenditures to be Incurred in Connection with the Expenditure of Funds in the Construction of the Municipal Aquatic Center be Reimbursed from the Proceeds of Notes, Bonds, or Other Indebtedness to be Issued by the City (AF: 254-2011). City Recorder Demming provided further details on this item and answered questions of the Board.


VII.6 Consideration of Authorization for City Recorder to Reconcile and Adjust Uncollectible Property Tax for Year 2000 (AF: 123-2011). Attorney Joe May gave an update on this item, providing details on the process of collecting delinquent property taxes.

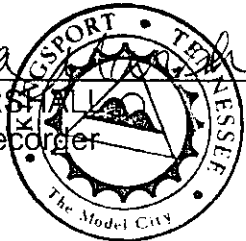
BOARD COMMENT. Mayor Phillips commented on a recent bill and the possibility of the Post Office closing. He further noted the interest of the Board is to maintain a postal facility downtown, even if it's in another building. City Manager Campbell commented on the old National Guard Reserve building being put out for bid by the State. Community and Government Relations Director Tim Whaley discussed the efforts being made to fill that vacancy. Mr. Whaley pointed out the business meeting tomorrow morning would be held in the Council Room rather than the court room and would not be televised. Alderman Joh noted breakfast would be provided at 8:45 a.m. for Keep Kingsport Beautiful award recipients.

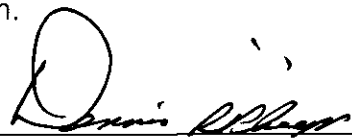
PUBLIC COMMENT. Mr. Anthony Henry, 824 Edison Street, commented on the water quality at his residence and the continuing problems he has encountered. Mr. Henry also showed the Board members a recent sample from his faucet and asked for assistance from the City regarding his water bill. Water/Wastewater Manager Niki Ensor provided details on the process of repairing the water line and the estimated timeline involved. Some discussion ensued. Mayor Phillips stated that Mr. Henry should not be charged for water until the problem is fixed. Mayor Phillips also told Mr. Henry to keep the Board posted on the progress because they were very interested in his water quality.

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7. **ADJOURN.** Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 6:25 p.m.


ANGELA MARSHALL
Deputy City Recorder




DENNIS R. PHILLIPS
Mayor